

TO: DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 231-DR-1996#12
REQUEST: Approve site plan & elevations for renovation of public spaces and an addition of restaurant patio area
PROJECT NAME: James Hotel Scottsdale
LOCATION: 7353 E Indian School Rd

DEVELOPER/OWNER: Br Guest Hotels
ARCHITECT/DESIGNER: DLR Group
ENGINEER: Griffin Engineering
APPLICANT/COORDINATOR: PDSI/Ralph Engelberger
1888 Emery St., Suite 300
Atlanta, Ga 30318
404-869-9300

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Applicant has notified their adjacent property owners. There have been no comments from the public at the time of drafting this report.

REQUEST: The request is for site plan and elevations of the encroachment into the Civic Center Mall, building exterior modifications and colors, and entry features.

LOCATION & ZONING: The site is located on a 6.26-acre lot on the southwest corner of Indian School Road and Drinkwater Boulevard. The site is zoned Central Business District C-2.

CHARACTERISTICS:

The site developed with two 2-story, one 3-story, an executive building with suites and offices, and a Main building with lobby and conference center and restaurant.

DISCUSSION:

This project was introduced to the DRB via study session on June 5, 2003. A major portion of the renovation is occurring within the hotel buildings or within the hotel boundary, and out of the public view. At the study session staff requested and the DRB agreed that the items below might be approved through the staff approval process:

- Landscape improvements and modification
- Fitness building, Cabanas, internal walls, and Beach Pool
- Additional Office Space by building out the main lobby
- Enclosed breezeways and Shade Structures to ground level rooms
- Exterior Lighting improvements

The items being evaluated for DRB are:

1. The patio extension into the Civic Center Mall was approved by the City Council on July 1, 2003. The extension will include the construction of a new meandering integral color concrete wall with a sandblast finish. There will be barrier planting between the proposed and existing walls to prevent pedestrian passage with maintenance the responsibility of the James Hotel.
2. The main body of the buildings will be painted Navaho and Sail White. The buildings and walls will be accented with; Semolina (yellow), Bronze Tone (orange), Cherokee (blue/red mix), Roseate (dark red), Raspberry Glaze (red), Wild Orchid (purple), Spring Purple, and Twilight Blue.
3. The Entry Features and Monuments are located on Drinkwater Boulevard and Buckboard Trail. The primary entry will be Buckboard Trail. The applicant has proposed a gate at the Drinkwater entrance, because it doesn't meet the City of Scottsdale standards for turn around staff has stippled that its location and design return for staff approval. The gate proposed will be of a welded tub steel material with a rusted finish. The gate will align with the extended exterior wall. Landscaping at the entries will exist of desert plant material.

Greg Williams
Senior Project Coordinator
480-312-4205

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Architectural Site Plan
- #5-Patio Plan
- #6-South Patio Details
- #7-Entry Feature Details
- #8-Elevations
- #9-Context Photos (as enclosure)
- A-Stipulations
- B-Ordinance Requirements